Smart Buildings & Development

***Vision**: Driving the transition to smart and carbon neutral buildings that are healthy, efficient, and affordable.*

What is included?

- Residential and commercial buildings that are highly energy and water efficient
- New construction powered by renewable energy
- Zoning and land use that promote connected, efficient, and resilient communities
- Development and housing that meet the needs of all community members

Key Collaborators

- County Residents
- HOAs
- Building Owners
- Developers
- Business and Industry
- Skilled Trades and Unions
- Policymakers
- Utilities

Final Goals, Recommended Strategies, and *Example Actions*

The table below includes the following:

- Final Goals created from discussions with the Advisory Group, feedback from key stakeholders, and survey responses from the community.
- Recommended Strategies developed from the GHG Pathways Analysis, the Climate Vulnerability Assessment, discussions with the Advisory Group, feedback from key stakeholders, and survey responses from the community.
- *Example Actions* for consideration that align with the strategies and goals based on existing Southern Nevada plans, national best practices, discussions with the Advisory Group, feedback from key stakeholders, and survey responses from the community.

Goal 1: Buildings in Clark County are efficient and model net zero energy best practices.		
1.1	**Reduce energy use and GHG emissions from existing buildings.**	
	1.1.A	*Establish a commercial and public building benchmarking and disclosure ordinance for buildings 100,000 sq ft and larger, accompanied by a program of technical assistance with energy and water use reduction targets. See Reno's Energy and Water Efficiency Ordinance.*
	1.1.B	*Design and implement an electric heat pump financial and technical assistance program for commercial, residential, and multifamily building owners.*
	1.1.C	*Establish a residential energy use target and building/home labelling program to support retrofits when property is rented or sold. See Minneapolis's Time of Sale Energy Disclosure.*
	1.1.D	*Launch a county-wide deep energy retrofit program leveraging a stacking funding mechanism, including requirements, and providing workforce training for the local labor force, and targeting the most inefficient and low-income neighborhoods first. See Ithaca's city-wide decarbonization and retrofit initiative.*

1.2	**Establish uniform regional requirements that reduce emissions in new buildings.**	
	1.2.A	*Establish a regional process to ensure timely adoption of updated IECC code by all jurisdictions upon state adoption.*
	1.2.B	*Establish well-defined readiness requirements in the building code for commercial and multi-family residential buildings and single-family homes for rooftop solar, electric HVAC and appliances, and electric vehicles.* *See Seattle's rooftop solar code, the State of Washington's building code for electric space/water heating ,and CALGreen Building Code's EV infrastructure requirements*
1.3	**Increase knowledge on and capacity to implement net zero energy solutions.**	
	1.3.A	*Create a working group of developers, trade unions, and local governments to develop incentives, tools, and marketing materials designed to overcome local barriers.*
	1.3.B	*Implement a public awareness campaign targeting homeowners and home buyers and people looking to purchase or lease commercial space to educate around net zero energy technologies and their benefits.*
	1.3.C	*Design and deliver an education and training to the building trades workforce on technology application and installation best practices for net zero energy building solutions.*

Goal 2: Neighborhoods throughout Clark County are livable, resilient, and provide diverse housing options.		
2.1	**Minimize the impact of development on Clark County's community assets and resources (i.e., water, open space, infrastructure, transportation systems).**	
	2.1.A	*Create zoning overlays and incentivize infill, mixed use, higher-density, and transit-oriented development.*
	2.1.B	*Secure funding and partners to launch a neighborhood demonstration project that showcases a diversity of uses, net zero energy housing types, and best practices for heat and drought resilience.*
2.2	**Provide a diversity of housing types.**	
	2.2.A	*Legalize accessory dwelling units in most zones.*
	2.2.B	*Pilot alternative development formats in partnership with a developer.* *See examples of cottage housing in Oregon, Charlotte's historic Fourplex example, and examples of smart growth development in Massachusetts.*
2.3	**Prepare for climate change impacts at the neighborhood level.**	
	2.3.A	*Establish a program to assist home and small business owners with retrofitting to protect against extreme weather events and temperatures.*

Aligns with Nevada *State Climate Strategy*.

Related Actions in the County Operations Plan

Goals	Actions
Reduce energy consumption in County buildings and operations. **Promote policies and programs that improve energy efficiency in residential and commercial buildings.**	*Continue to implement energy conservation measures for the highest energy intensity County buildings and continue to conduct energy audits on other high energy intensity buildings.*
	Establish an employee energy awareness and conservation program.
	Continue to expand building management system (BMS) to all County buildings and integrate data into new Energy Management System.
	Retrofit all occupied County facilities with solar glazing and energy efficient windows.
	Staff an energy management team for all County facilities and operations.
	Continue to upgrade all lighting in County buildings to LED.
	Assess the need to expand outdoor lighting control systems (sensors, timers) to all exterior lighting.
	Establish a revolving energy fund that leverages savings from efficiency projects to continue to fund additional investments.